

# 45 Belmont Avenue, Kew, Vic 3101

 Real Estate

## House For Sale

Friday, 19 April 2024

45 Belmont Avenue, Kew, Vic 3101

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 937 m2**

**Type: House**



Hamish Tostevin  
0408004766



Andrew Gibbons  
0407577007

**\$4,900,000 - \$5,300,000**

Introducing this exquisite Edwardian family residence, boasting a classic slate roof and situated on a generous corner allotment adorned with mature hedges and majestic trees, including a magnificent rear Palm tree. Recently subjected to extensive renovations and extensions of the highest standards, this home leaves nothing to be desired in terms of size and quality. Showcasing the timeless proportions typical of its era, it tastefully retains period attributes such as box bay windows, high-pressed metal ceilings, ornate fireplaces (OFPs), timber fretwork verandah, and elegantly arched hallways. The property is further elevated by a spectacular two-level rear extension, creating stunning contemporary living and entertaining spaces. Among the highlights of this extension are a gas and solar-heated pool and spa, offering excellent facilities for relaxation and enjoyment with family and friends. As you step inside, a wide hallway welcomes you with beautiful Royal Oak floors, leading past two downstairs bedrooms, including a sumptuous main bedroom with a walk-in robe (WIR) and stylish ensuite. Adjacent to a family bathroom and a formal sitting room, the hallway opens up to an expansive family domain encompassing dining and living areas. Tall windows and glass walls bathe the space in natural light, while a state-of-the-art kitchen equipped with Bombay Alaska Gold Quartzite benchtops, a large island bench, and prestigious Gaggenau and Miele appliances beckons culinary enthusiasts. A butler's pantry, laundry, and powder room complete the main level. Sliding doors in the family domain seamlessly connect to a covered outdoor dining area that overlooks the inviting pool. The property also offers two upstairs areas. One features a family retreat/study, a second family bathroom, and three double bedrooms, each with its own walk-in robe (WIR). The other upper level boasts a loft rumpus room. Additional comprehensive features of this home include Plantation shutters, ducted heating and cooling, reverse cycle air conditioners in the main bedroom and loft, a gas fireplace in the family living area, meticulously landscaped gardens with an irrigation system, and a remote double garage with secure internal access. Beyond its undeniable beauty, this home enjoys an ultra-convenient location, mere moments from the Harp or Kew Junction shops, which include renowned establishments like Leo's Fine Foods and Toscanos, as well as charming cafes and restaurants. It is also a short walk to the forthcoming Kew Recreation Centre, Victoria Park, and Kew Cricket Ground, offering ample recreational opportunities. Furthermore, the property is in close proximity to some of Melbourne's finest private schools and provides easy access to public transport options along Cotham Road or High Street, adding to its already impressive lifestyle credentials. In Conjunction with Tim Picken | Buyer X ☎0419 305 802